A/E Services for WV Department of Tourism

WV CULTURAL CENTER ROOFING PROJECT

AUGUST 13, 2025

PICKERING ASSOCIATES
Architects • Engineers • Surveyors

EST. 1988

OUR MISSION

Our purpose is to enrich our communities through service to our clients.

WV Department of Tourism
Hanna E. Kroeger
Building 3, 1900 Kanawha Blvd East, Charleston, WV 25305

PICKERING ASSOCIATES
Architects • Engineers • Surveyors

Hanna Kroeger,

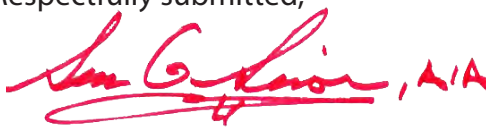
Pickering Associates are pleased to have the opportunity to submit this proposal for providing Architectural/Engineering services for the Roof Project for WV Culture Center at 1900 Kanawha Blvd E Building 9 in Charleston, West Virginia. Our firm has a vast amount of experience working with governmental organizations to provide roof design solutions. Pickering Associates has completed multiple projects with the State of West Virginia including work at the Capitol, Governor's Mansion, and B-22 State Tax.

You will see that teamwork is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your project becomes a reality. Pickering's in-house roof expert Sean Simon, AIA, NCARB will lead the design and construction administration efforts. Sean regularly attends roofing seminars and has personally installed standing seam copper roof, adhered EPDM, and asphalt shingles. He also attended and passed the EPDM installers class at Carlise Roofing in Carlise Pennsylvania.

Pickering would start with an on site review of all the roofs and note any issues that need to be corrected. Then we would create a cost estimate on different options and review with the Owner. Next Pickering would create re-roofing documents that would improve drainage and provides for a 20 year warranted roof. During construction Pickering will be involved with weekly site visits and bi-weekly job meetings to help manage the contractor and ensure a quality project.

We look forward to personally discussing our qualifications to complete this project on time, within budget and exceeding the standards of any firm you may have worked with previously.

Respectfully submitted,



Sean G. Simon, AIA, NCARB
Senior Project Architect/Director of Construction Services
ssimon@pickeringusa.com 1.304.991.6275

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ABOUT THE COMPANY

Founded in 1988, Pickering Associates has been providing architectural, engineering, and surveying services throughout West Virginia and Ohio for over thirty years.

Our company is the product of three generations and over 75 years of construction experience. This experience, plus state-of-the-art engineering practices, create a full-service multi-discipline architectural, engineering, and surveying firm serving a wide range of clients and featuring innovative, customized solutions. Our highly qualified staff includes licensed professional engineers, professional surveyors, licensed architects, designers, and drafters, as well as administrative leadership and support personnel.

Our service disciplines include architecture, surveying, project management, civil engineering, structural engineering, mechanical engineering, electrical engineering, process engineering, automation and control, and construction administration; with project types ranging from education, government, healthcare, industrial, oil and gas, and the private sector.

WE ARE COMMITTED TO THE PROFESSIONAL DEVELOPMENT AND TECHNICAL ADVANCEMENT OF OUR EMPLOYEES.

ABOUT THE PEOPLE

When you choose to partner with Pickering Associates, you can move forward with complete confidence that your project will be performed to your specifications, with frequent and efficient communication to keep you up to date on the status of the project. Our sole focus is your full satisfaction.

Our team has successfully executed more than 10,000 projects in our history, building a tremendous wealth of experience and gaining insight into what works for each unique client. Those lessons learned add depth of knowledge and substance to our product, enabling us to provide our clients with unparalleled value.

Our objective is to seamlessly interface with our clients' team to improve performance, flexibility, life-cycle cost, sustainability, and ultimately, the well-being of our communities.

WHAT FULL SERVICE MEANS

Pickering Associates takes pride in our approach to projects and project management. Consistency of delivery is what sets us apart in the design/ construction industry. We strive to deliver consistent projects that execute our client's expectations. Attention to detail from beginning to end keeps our clients coming back. We start strong and we finish strong!

Pickering Associates has an extensive portfolio in roof replacements. We are experienced with a variety of roof systems such as slate, metal, asphalt shingle, coal tar build up, TPO, and EPDM. With project types from Education to Healthcare, we have developed designs from minor repairs to extensive replacement roofing projects. Our team's commitment to providing clients with the highest quality design is what makes us superbly qualified in roofing design and replacements. Our diverse portfolio and individualized approach to every project enables us to exceed client's expectations.

For a Roof project our first step is to understand the building and it's needs. With our 3D Scanner and our thermal imaging technology we are able to take accurate measurements and assess current conditions. Pickering Associates has invested in state-of-the art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail. This enables us to save on project time and money by identifying issues that need to be addressed. Problem areas such as a ponding area can be identified and the new insulation design can compensate so that water drains properly.

Attention to detail from beginning to end keeps our clients coming back.

Another important aspect of our approach with Roof renovations is the construction stage.

During an occupied space renovation, it is important to maintain a clean air quality control plan during construction. This enables any particles or fumes that may be in the air to safely exit the building without affecting those who are working in the space. It is also important to identify points of egress into and out of the building so that building traffic will not be impacted by the roof work.

Our Construction Administration team is vigilant in this progress and involved from day one in the design to ensure this control is maintained

throughout the design and carried into construction.

With the selection of Pickering Associates, your organization gains the full depth of our organization. All projects are scheduled out through all phases of delivery by our resource manager and the project manager, assigning the necessary resources to perform to the schedule necessary for that project and highlight major milestones long before they could become an issue. With more than 50 professionals on staff, you can be confident that Pickering Associates has the resources to meet your project schedule.

Because we are a full-service firm, we are able to provide a better coordinated project than firms who are required to use outside consultants. We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. Our close coordination efforts have proven valuable in many cases where the design schedule is accelerated and/or where there is equipment in the project that requires the effort and coordination of several disciplines.

OFFICE LOCATION:

318 Lee Street, West
Charleston, WV 25302

CONTACT INFORMATION:

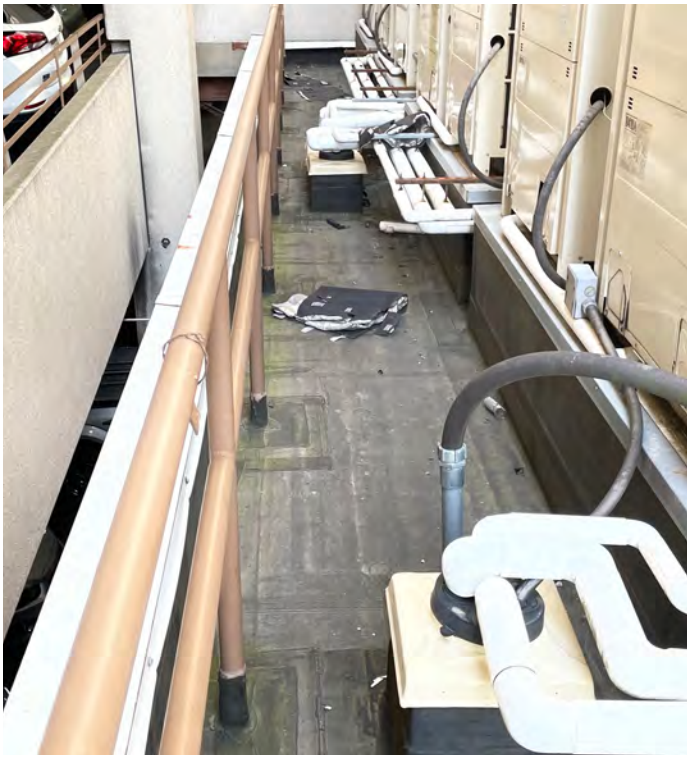
Sean G. Simon, AIA, NCARB
Director of Construction Services
(P) (304)345-1811 EXT: 1116
(E) ssimon@pickeringusa.com

SERVICES:

Architecture
Interior Design
3D Model Design
Landscape Architecture
Civil Engineering
Structural Engineering
Electrical Engineering
Automations & Controls
Mechanical Engineering
Piping Engineering
Process Engineering
Surveying
Marketing Development
Construction Services
Project Management

Rated as one of the TOP Engineering Firms in West Virginia.

- The State Journal



By working with Pickering Associates you will see that teamwork is the spirit and foundation of our organization. We acknowledge the importance of a quick turn-around and excellent quality services which our administrative procedures, overall organization and depth of experience are posed to provide you. As you will see from our resumes and company experience, we are uniquely qualified to offer the professional services required and to ensure that your vision becomes a reality.

We organize regular in-house project team coordination meetings throughout the design phases of a project to discuss and resolve any issues or concerns that may arise. We feel that this face-to-face coordination with our design team is more effective and efficient than coordinating via email or over the phone. Our close coordination efforts have proven valuable in many cases where the design schedule is accelerated and/or where there is equipment in the project that requires the effort and coordination of several disciplines.

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We understand the goals and objectives of the project is to inspect, evaluate, and test the roof. Then, provide a design and specifications for the repair. Finally, we will provide full construction and project management.

Goal/Objective 1:

Assess current roof systems and provide Tourism with any and all options available to correct and prevent the roof leaking, including cost estimates

Pickering Associates would make a site visit to examine existing conditions (existing roof layout, measurements, drains, copings, and slopes). In addition to the roof layout we would note all penetrations, transitions, and types of copings around the roof. We would employ a commercial roofing company perform core cuts of the existing roof to determine roof make up and overall thickness of insulation. We would also employ an asbestos testing agency to test the core samples and determine type and percentage of asbestos (if any) in the samples. Based on our site assessment of the roof planes, Pickering would design a new roof layout that maintained positive drainage as well as providing for emergency overflow if a drain became clogged. Another important item is that due to the amount of penetrations on the roof, materials and installation are critical because of the increased potential intrusion locations. And this will be reflected in our design.

Goal/Objective 2:
Design a roof system that improves drainage efficiency and prevents leaks.

Because we are a full-service firm, we offer all the disciplines necessary for site and roof design. With

over 70 employees in-house, we can provide you with the expertise needed to design the re-roofing to meet the needs of the Lottery and meet all building and safety codes in a timely manner.

Sean Simon has a robust foundation in architectural programming, design, construction documentation, and contract administration. He possesses a deep understanding of the entire life cycle of a construction project. This proficiency allows him to navigate complexities and oversee projects efficiently. Sean will involve each discipline, as needed, for the Culture Center Roof project. Your proposed project team includes the following design professionals:

Spencer Kimble, PE – Director of Municipal Design/ Project Manager/Principal Civil Engineer

Sean Simon, AIA, NCARB – Director of Construction Administration, Senior Project Architect

Joe Tucker, PE – Structural Engineer

Mark Moore, PE – Electrical Engineer

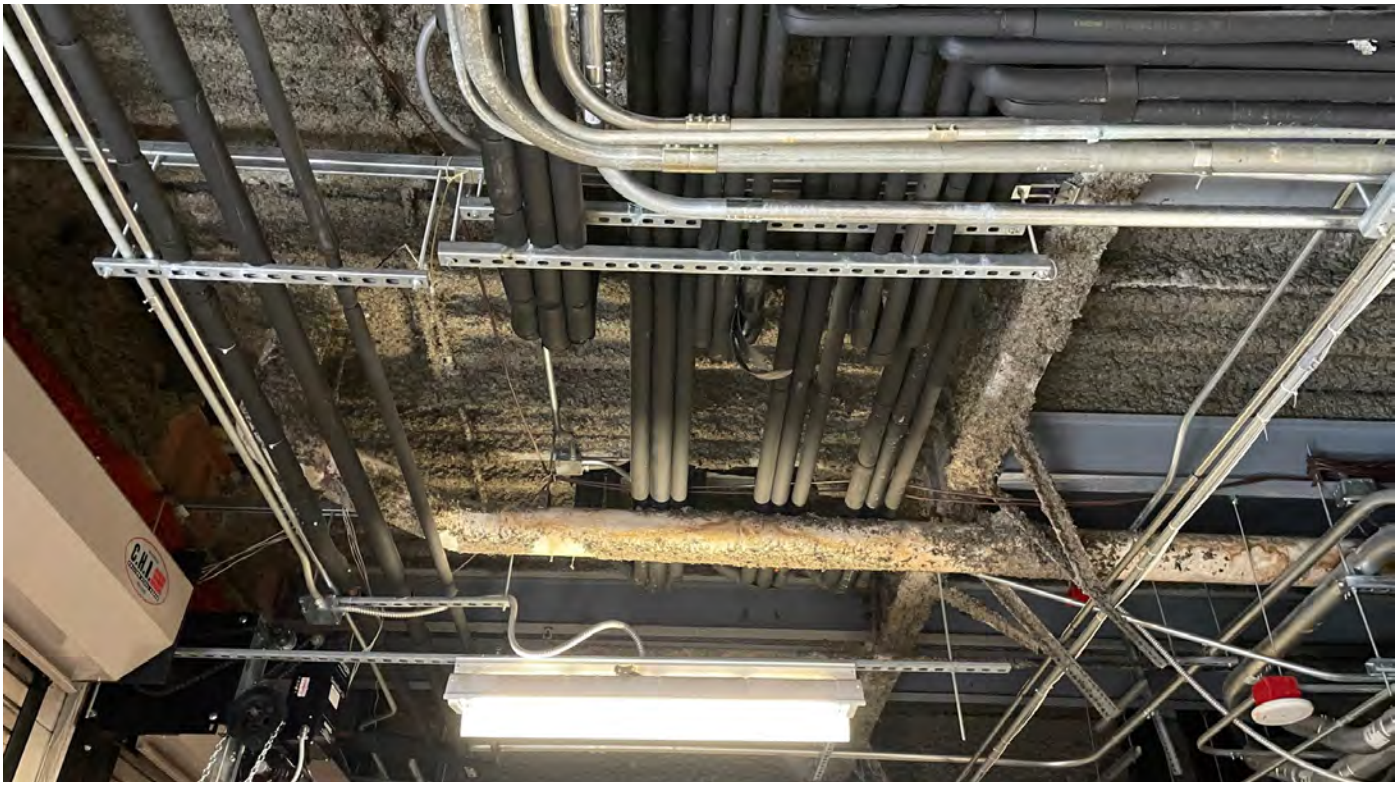
Jeff Hosek, PE – Mechanical Engineer

The Project Team and each team member's qualifications and experience are outlined in the individual team resumes included in this Request for Qualifications.

Sean Simon will function as the project manager for your project. He will be the WV Department of Tourism point of contact through out the project and will communicate with each design discipline through all phases of design and construction to ensure the project is well coordinated. He will keep the Lottery staff and other stakeholders informed throughout the entire process and confirm information gets distributed to the whole team. During the Construction Phase Sean will make weekly site visits and submitting the field report to the Lottery staff and other stakeholders. A sample field report is included for reference.

Goal/Objective 3:
Produce specifications that follow industry best practices and Department of Tourism's purchasing guidelines for use in bidding out the construction phase of the project.

Sean will involve the authorities having jurisdiction to make certain that we address all concerns that they may have, thus reducing costly changes during design and/or construction. We ensure to follow industry standards and best practices, as well as the Department of Tourism's guidelines.



We employ a Certified Building Plans Examiner in-house and have a close working relationship with agencies such as the West Virginia State Fire Marshal's Office.

In addition, our experienced Construction Administration team will provide cost estimates and budget checks, we will effectively manage the budget and reevaluate the scope of work as needed throughout the project. Drawings and cost estimate will be reviewed with the Owner at 50% milestone. A cost estimate will be generated using RS Means cost data and updated at each phase gate to alleviate any surprises at the bidding phase.

Goal/Objective 4:

Provide project management and supervision of the construction phase of the project, including scheduling and leading a pre-bid meeting for the construction phase, as well as managing the construction phase to completion.

Pickering Associates uses the construction management software Procore during the Construction Administration Phase of the project. Drawings and Specifications are uploaded to the program and can be accessed from your phone, tablet or computer whether you are at your desk or in the field. Contractors upload RFIs and Submittals through Procore. Meeting minutes, job site visits and field reports are uploaded and distributed to the stakeholders. The Lottery's staff will have access to the project through Procore and will be able to monitor the progress of construction.

During construction, Sean will make a site visit each week and issue a report describing work completed and any issues that need to be resolved. A punch list will be generated at the end of the project. Then a follow up visit will be made to verify that all items on the punch list are complete.

As you can see Pickering Associates is well qualified for the WV Tourism Cultural Center Roofing Project. We look forward to discussing our qualifications with you. Pickering Associates has developed plans and specifications for over 1 million square feet of re-roof projects. We are well versed in roof design. Sean stays up to date on the most current practices and products available as well as how the labor/ supply market is performing.

YOUR PROJECT

Project Owner

West Virginia Department of Tourism

LEADERSHIP

Sector Director

Spencer Kimble, PE
Director of Municipal Design
Principal Civil Engineer

Project Manager

Sean G. Simon, AIA, NCARB
Senior Project Architect
Director of Construction Services

Sean will serve as the main point of contact and coordinate all Pickering Associates work. Sean will also serve as Construction Administrator.

DESIGN TEAM

Structural Engineering

Joe Tucker, PE

Mechanical Engineering

Jeff Hosek, PE, LEED AP

Architecture

Sean G. Simon, AIA, NCARB

Electrical Engineering

Mark Moore, PE

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www.pickeringusa.com

Field Report # 5

Project: Prichard & JCE Fine Arts Re-Roof Project
Project Number: 2226511
Location: Marshall University
Contractor: Harris Brothers
Recorded by: Sean G. Simon, AIA, NCARB

Date: 4.16.23
Time: 12:30 PM
Weather: Sunny
Temperature: 75 degrees

1. Project Summary: Project involves complete tear off of existing roof system and installation of new complete roof system at Prichard Hall and JCE Fine Arts Buildings.

2. Manpower/Equipment on Site: 6 roofers and 2 sheet metal.

3. Project Status: On schedule.

4. Work in Progress: JCE Fine Arts – Wood nailers are being installed around edges of high roof, then fascia metal will be installed, new roof is being installed under the platform area. The original ductwork jacketing leaked, so Architect asked contractor to insulate ductwork with iso board and wrap with EPDM instead of the way it was previously wrapped.

5. Non-Conforming Work or Items to be Corrected: None.

6. Project Photos:

Some of the removed ductwork has been put on the ground. Contractor will put it on dunnage and cover with tarp. Inside insulation is dry. The exterior insulation was soaked.

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Sean asked contractor to cover this ductwork with adhered EPDM to ensure it remains watertight.

Platform grating has been removed.

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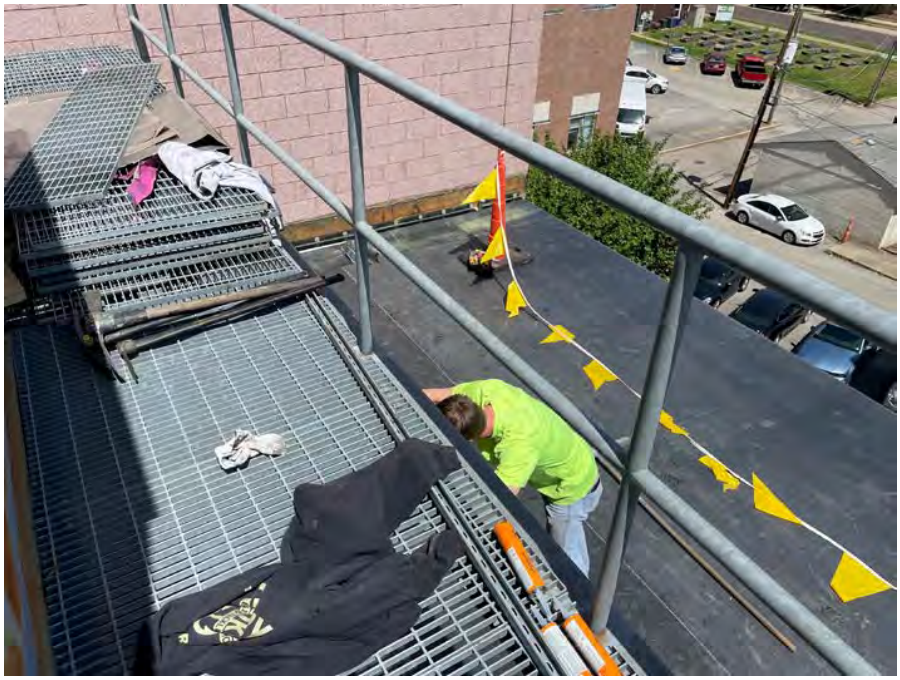
Area under cooling tower has been re-roofed.



Contractor starting to re-roof under the platform.

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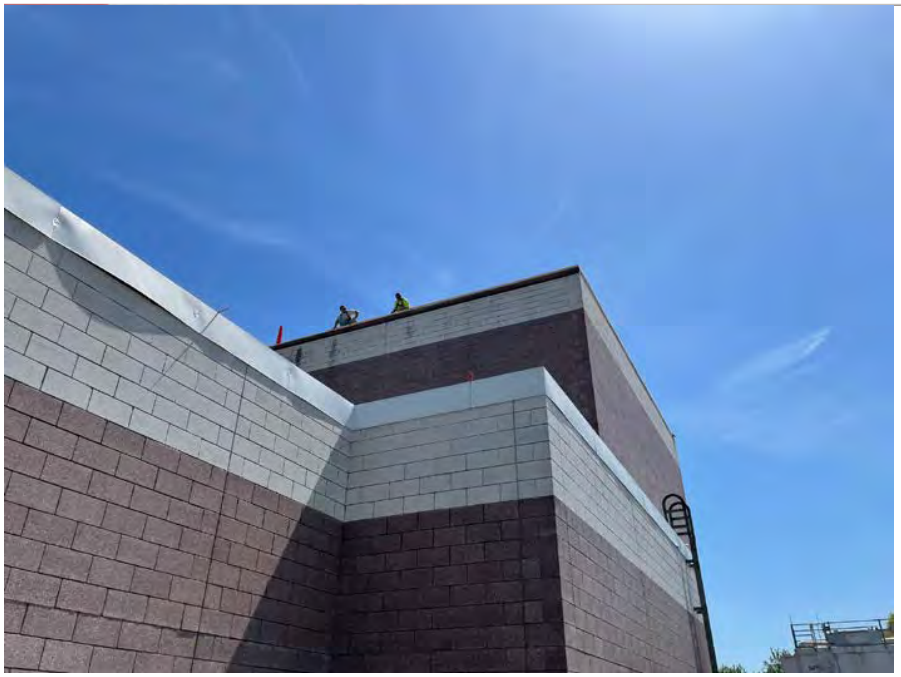

Wood nailers are being installed around edges of high roof.

Debris has been bagged and is being removed from the roof.

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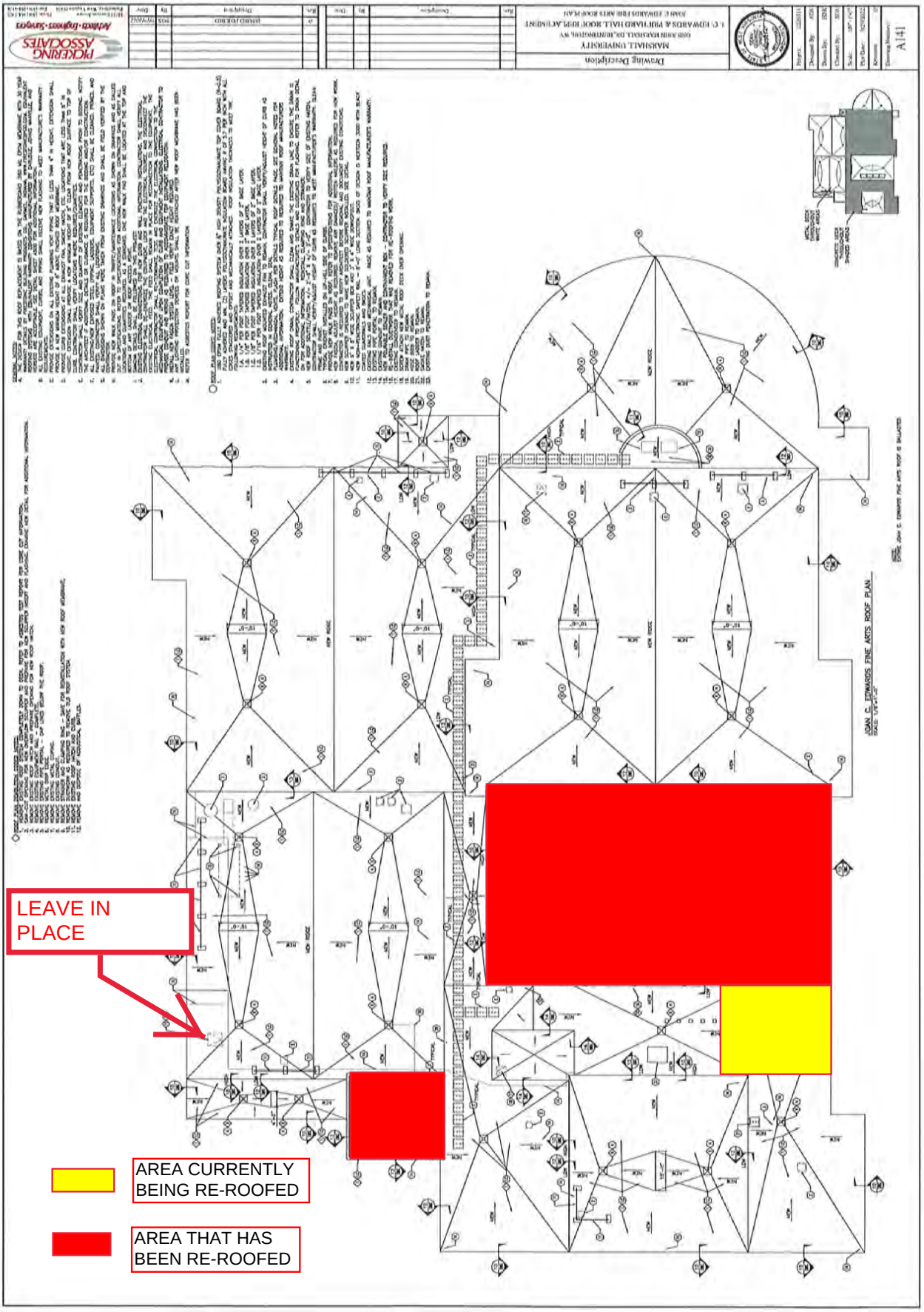
New materials are spread out to help hold the existing roof down since ballast has been removed.

End of Meeting


LEAVE IN PLACE
AREA CURRENTLY BEING RE-ROOFED
AREA THAT HAS BEEN RE-ROOFED

PICKERING ASSOCIATES

Architects • Engineers • Surveyors

Our Unique Qualities:

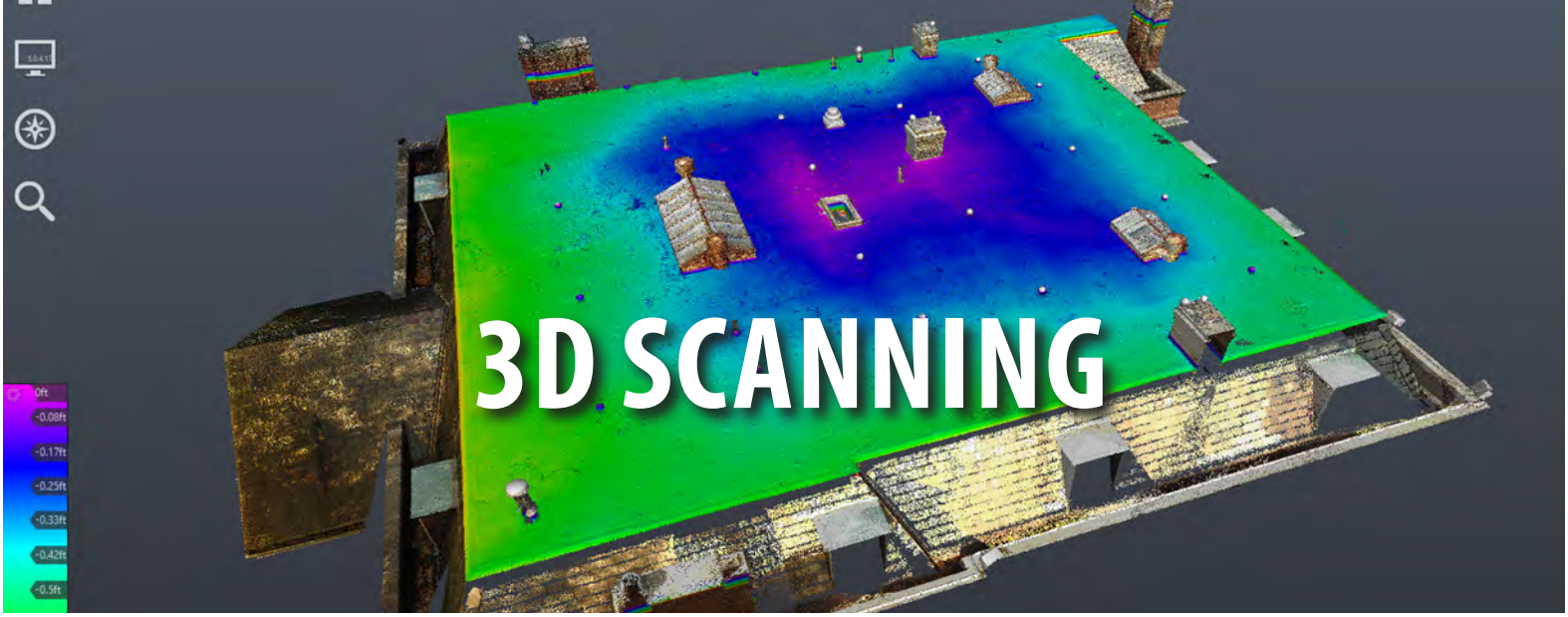
We believe that Pickering Associates has many unique qualities that set us apart from other firms. Below is a list of qualities that we feel are worth calling attention to:

1) **Full Service Firm**: Pickering Associates is a Full-Service A/E firm. We have all architects and engineers in-house, including surveyors. Being a full-service design firm, we can effectively and efficiently communicate with our entire team thus ensuring a well-coordinated design effort.

2) **Our Experience:** We have completed other design projects that are similar to your roofing project and have assembled an experienced project team that works well together. We understand the needs of your facility and believe that our work with other municipal entities on prior projects gives us an insight to the scope and design that other firms may not offer.

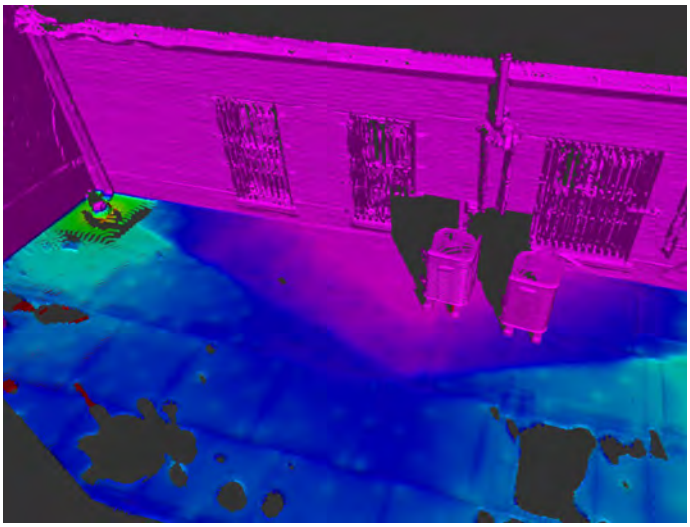
3) **Our Technology:** Pickering Associates uses Building Information Modeling (BIM), 3D Scanning, Virtual Reality,and 3D printing technology in developing our project concepts throughout the design process, as needed. These tools also allow for us to better communicate the final layout and look of the project with our clients and allows our clients to experience what the project will look like prior to construction.

4) **Our Communication:** Our Project Manager will provide consistent communication with all project stakeholders throughout the project design. We make sure that the project scope and schedule are aligned with the project requirements, and the client's desires and expectations.



3D SCANNING

Pickering Associates has invested in state-of-the-art 3D Scanning technologies to more quickly and accurately document existing site conditions. This helps our design teams capture existing site data in more detail and in a format integrates as-built conditions with our 3D modeling and BIM workflows. This tool allows us to send a small scanning team to perform reality capture services to digitize the as-built conditions of the area. This data capture is safer and more efficient for our designers. It significantly reduces the time and equipment needed for traditional hand-measuring that our industry has been accustomed to throughout the years. The scanner gathers millions of measurements in only minutes.



The data is three dimensional, includes detailed color photographs throughout the scanned area, granting our designers the ability to measure from a 360 degree image. Using the point cloud with higher accuracy and visual processing tools, we can better understand the data, see variations in slope, or identify low spots instantly. Survey quality accuracy can also be achieved when required.

The point cloud also allows us to propose new designs and overlay them with the as-built conditions, allowing for clash detection and constructibility reviews that will reduce changes in the field during construction. 3D Scanning is a powerful tool in the hands of our designers that will benefit your project.

PAST ROOFING PROJECTS

* More Project examples available upon request

Marshall University
Huntington, West Virginia

Joan C. Edwards Fine Arts Center Roof Replacement
Pritchard Hall Roof Replacement

Washington County Public Library
Marietta, Ohio

Clay Tile Roof Replacement
Roof Replacement Main Library Phase

Washington State Community College
Marietta, Ohio

Roof Replacement

Marietta City Schools
Marietta, Ohio

Marietta Middle School Roof Replacement
2023 Roof Projects - Washington & Phillips

City of Marietta
Marietta, Ohio

Courthouse Slate Roof Renovation
City Hall Addition Flat Roof Replacement
City Hall Renovations and Exterior Upgrades

Ohio University
Athens, Ohio

Botanical Research Bldg Flat Re-Roof

Marietta College
Marietta, Ohio

Harrison Roof Repair Observation

West Virginia University at Parkersburg
Parkersburg, West Virginia

WCE Roof Coating
Jackson County Center Roof Projects

West Virginia State Capital Complex
Charleston, West Virginia

Governor's Mansion Roof Replacement

Parkersburg Wood County Public Library
Parkersburg, West Virginia

Emerson Library Roof Replacement

Randolph County Schools
West Virginia

Homestead Elementary School Roof Replacement

Wood County Schools
Wood County, West Virginia

19th Street Transportation Bldg Roof Replacement
EMS Building Roof Replacement
Food Services Division Roof
MIS Building Roof Replacement
Physical Plant Building Roof Replacement
Structural Roof Evaluation at various Wood County Schools
Parkersburg High School Field House Roof Replacement
Parkersburg High School Roof Replacement
Parkersburg South High School Field House Roof Replacement
Parkersburg South High School Plaza Roof Replacement
Williamstown High School Roof Replacement
Blennerhassett Elementary and Middle School Roof Replacement
Edison Middle School Roof Replacement
Hamilton Middle School Roof Replacement
Van Devender Middle School Re-Roof Project
Criss Elementary Roof Replacement
Emerson Elementary Roof Replacement
Fairplains Elementary Roof Replacement
Franklin Elementary Roof Replacement
Gihon Roof Replacement
Greenmont Elementary Roof Replacement
Jackson Middle School Roof Replacement
Jefferson Elementary Roof Replacement
Kanawha Elementary Roof Replacement
Lincoln Elementary Roof Replacement
Lubeck Elementary Roof Replacement
Madison Elementary Roof Replacement
McKinley Elementary Roof Replacement
Mineral Wells Roof Replacement
Neale Elementary Roof Replacement
Vandy Elementary Roof Replacement
Vienna Elementary Roof Replacement
Waverly Elementary Roof Replacement
Worthington Elementary Roof Replacement
Jefferson Gym Roof Replacement

CAMC - Memorial
Charleston, West Virginia

Roof Terrace Evaluation

WVU Camden Clark Medical Center
Parkersburg, West Virginia

Roof Analysis
Roof Renovation and Replacement

FEATURED PROJECTS

MARSHALL UNIVERSITY

PRICHARD HALL ROOF REPLACEMENT

PROJECT SPECS:

PROJECT BUDGET
$353,000

SQUARE FOOTAGE
11,842

DESIGN COMPLETION
SEPTEMBER 2022

CONSTRUCTION COMPLETION
MARCH 2023

Project involved total removal and replacement of entire roof including the lower front and rear canopy roofs. The replacement roof was .060 EPDM over protection board with a 20 year warranty. All flashings were replaced. Also new overflow protection was added by drilling holes in the parapet wall and installing drain pipes out to a 'lambs tongue'. The roof hatch was also replaced. Old equipment rails and several pipe portals were removed that were no longer in service. A ponding issue on the rear canopy was also corrected by use of additional tapered insulation to correct the drainage plane. Safety rails were added around all mechanical equipment, as required by OSHA regulations.

SERVICES PROVIDED

ARCHITECTURE
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

JEFF PRATT
DIRECTOR OF FACILITIES
P) 304.942.8660
E) PRATT65@MARSHALL.EDU

MARSHALL UNIVERSITY

JOAN C EDWARDS FINE ARTS ROOF REPLACEMENT

PROJECT SPECS:

PROJECT BUDGET
$1,057,000

SQUARE FOOTAGE
34,538

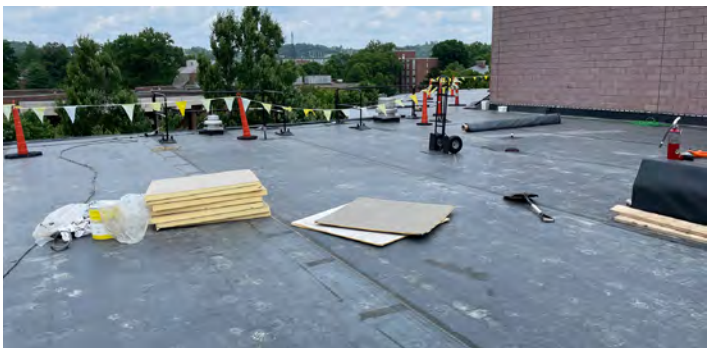
DESIGN COMPLETION
SEPTEMBER 2022

CONSTRUCTION COMPLETION
OCTOBER 2023

Project involved total removal and replacement of entire roof including the lower front and rear canopy roofs. The replacement roof was .060 EPDM over protection board with a 20 year warranty. All flashings were replaced. Safety rails were added around all mechanical equipment, as required by OSHA regulations. Lightning Protection System was reinstalled after roofing work was completed. Horizontal ductwork from the roof-top unit had to be removed so roof underneath could be replaced. Afterwards, the ductwork was reinstalled and wrapped with rigid insulation and EPDM to make it water tight.

SERVICES PROVIDED

ARCHITECTURE
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT



CLIENT CONTACT

JEFF PRATT
DIRECTOR OF FACILITIES
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E) PRATT65@MARSHALL.EDU

STATE OF WEST VIRGINIA

GOVERNOR'S MANSION EXTERIOR ENVELOPE RENOVATIONS

PROJECT SPECS:

PROJECT COST
BEING FINALIZED

SQUARE FOOTAGE
VARIOUS

DESIGN COMPLETION
JUNE 2020

CONSTRUCTION COMPLETION
MARCH 2021

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

SCOT R. CASDORPH, P.E.
ARCHITECTURE & ENGINEERING MANAGER
P) 304-957-7145
E) SCOT.R.CASDORPH@WV.GOV

This project was completed in two phases.

Phase 1 was to inspect and evaluate the exterior walls, columns, porches, downspouts, gutters and roofs for the main house, kitchen addition and garage addition. Pickering Associates used a drone equipped with a camera in order to obtain pictures of brick masonry walls for review and inspection. Pickering also performed a 3D scan of the main flat roof to determine the extent of the center low as well as a thermal camera and 3D scan of the inside to determine the source of the interior leaks. After the evaluation was complete a report was issued to the owner with the findings and a detailed cost estimate for the repairs.

Phase 2 of the project includes the design documents for the exterior renovations and re-roofing of the building. Pickering submitted the project for review by WV State Historic Preservation Office. The Project was approved by SHPO. In addition, Pickering presented the project to the Capitol Building Commission; the CBC also approved the project.

This project was publicly bid.

Pickering Associates also provided Construction Administration for owner, including weekly site visits and reports.

WOOD COUNTY SCHOOLS

SCHOOL BOND ROOF REPLACEMENTS

PROJECT SPECS:

PROJECT COST
APPROX $16MM

SQUARE FOOTAGE
TOTAL ESTIMATED 1,000,500

DESIGN COMPLETION
2017 - 2019

CONSTRUCTION COMPLETION
2017 - 2019

SERVICES PROVIDED

ARCHITECTURE
PROJECT MANAGEMENT
CONSTRUCTION ADMINISTRATION

CLIENT CONTACT

MARTIN BEST
MAINTENANCE DIRECTOR
P) (304) 420-9568
E) MBEST@K12.WV.US

Pickering Associates worked with Wood County Schools to develop a comprehensive plan to re-roof twenty-three of the County School buildings. After prioritizing the schools, Pickering developed drawing and specification bid packages for each facility.

The work was complete over the summers of 2017, 2018, and 2019 with multiply bid packages awarded each summer. In addition to the re-roof design work, Pickering also coordinated with a asbestos testing agency to core each roof in various locations to check for asbestos. The roof cores also served to verify existing roof insulation thickness and type of roof deck at each location.

Each year the projects were publicly bid early in the season so Wood County would receive the best pricing possible. Then all work was completed during the summer break.

The new roof systems were comprised of 90 mil EPDM with protection board under it. A 20 year warranty was specified. All roofing details were 30 year warranty details, thus the roof system should last well beyond the 20 year warranty. Pickering Associates conducted weekly site visits on each project to help ensure installation went as designed. Weekly project updates were emailed to the Owner so they would fully understand the progress. Bi-weekly job meetings were also held during construction.

WEST VIRGINIA PUBLIC BROADCASTING

BUILDING RE-ROOFING PROJECT

PROJECT SPECS:

PROJECT COST
$180,760

DESIGN COMPLETION
JUNE 2020

CONSTRUCTION COMPLETION
MARCH 2021

SERVICES PROVIDED

STRUCTURAL
ARCHITECTURE
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

RANDALL COMM
INFORMATION SYSTEMS SPECIALIST
P) (304) 556-4942
E) RCOMM@WVPUBLIC.ORG

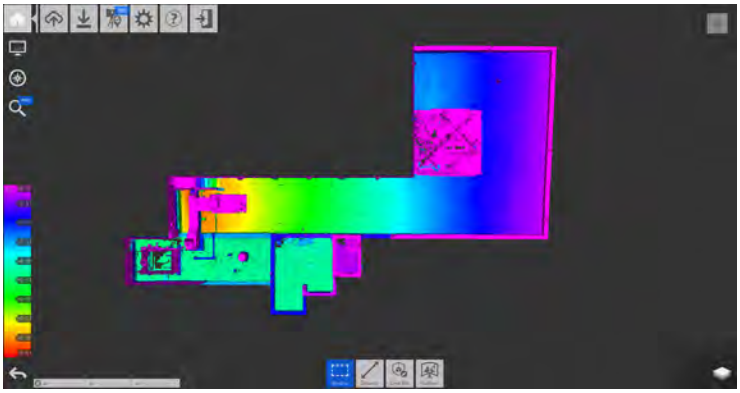
Pickering Associates was hired to design the re-roofing of the WV Public Broadcasting Authority's Building in Charleston, WV. The existing roof had issues with improper drainage.

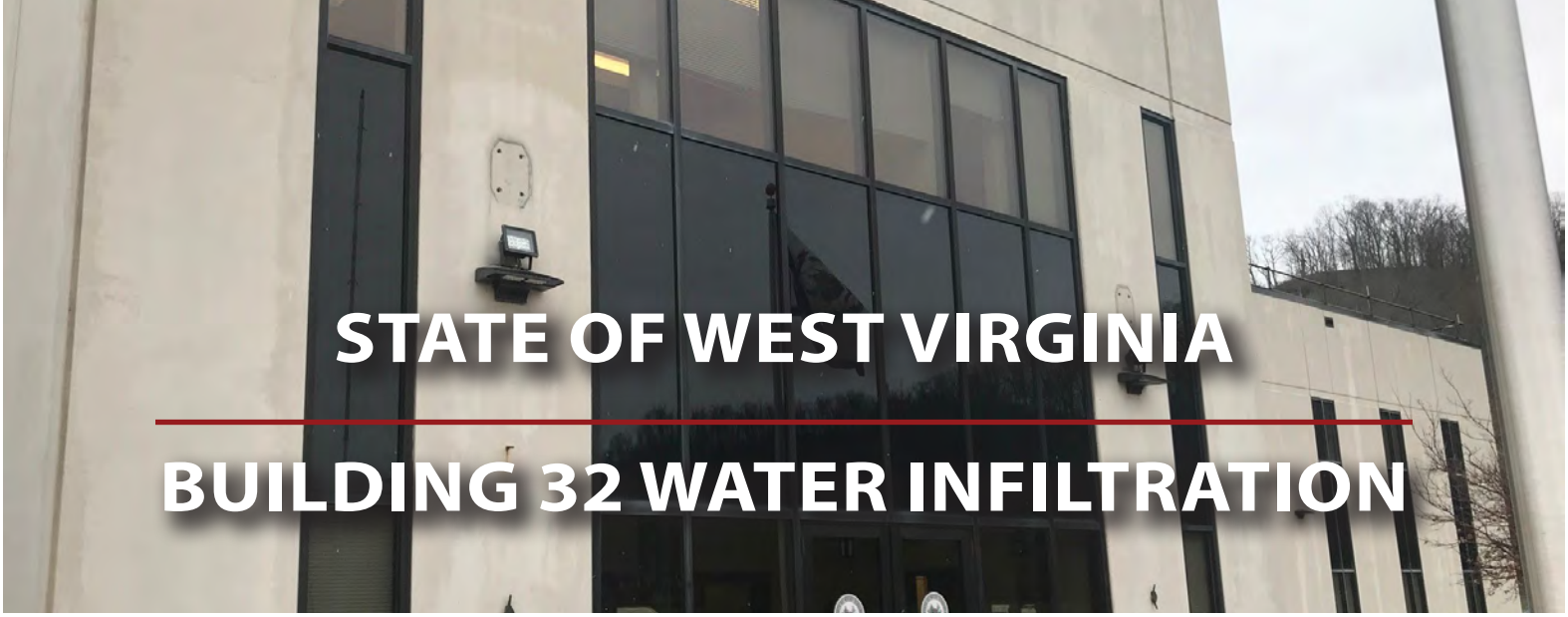
Pickering used 3D scanning to capture conditions of all existing roofs and parapets.

The new plan and details were for a 30 year fully adhered EPDM roof system. The design also addressed new support for existing steel stairs in order to properly apply flashing.,

The new design added overflow capabilities to roof areas that did not have them, and piped the cooling tower overflow to nearby roof drain.

Steps and handrails were added to the antenna platform. Safety Railings were also added to provide a safe path of travel from the door to the antenna platform.





STATE OF WEST VIRGINIA

BUILDING 32 WATER INFILTRATION

PROJECT SPECS:

PROJECT COST
$399,298

DESIGN COMPLETION
JUNE 2022

CONSTRUCTION COMPLETION
NOVEMBER 2022

SERVICES PROVIDED

STRUCTURAL
ARCHITECTURE
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

Pickering Associates was hired to investigate the water infiltration of Building 32 - DHHR, determine the causes and solutions.

The investigation included windows, wall panel joints (both interior and exterior), top of roof parapets and wall reglet above one story roof.

As part of our investigation, we had a roofer remove some of the metal wall coping to verify that the roof membrane extended past the face of the parapets. Our design will address cracking in the precast concrete panels with injected epoxy to make them more water resistant. The project will also include cleaning and painting of the entire building.

CLIENT CONTACT

TIM LEE
ARCHITECTURE AND ENGINEERING SECTION
P) (304) 352-5536
E) TIMOTHY.M.LEE@WV.GOV

STATE OF WEST VIRGINIA

BUILDING 22 HVAC RENOVATIONS AND ROOF REPLACEMENT

PROJECT SPECS:

PROJECT COST
$2,308,775

DESIGN COMPLETION
MAY 2020

CONSTRUCTION COMPLETION
APRIL 2021

SERVICES PROVIDED

ARCHITECTURE
STRUCTURAL
PLUMBING
ELECTRICAL
MECHANICAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

CLIENT CONTACT

SCOT R. CASDORPH, PE
ARCHITECTURE & ENGINEERING MANAGER
P) (304) 957-7145
E) SCOT.R.CASDORPH@WV.GOV

General Services Division's Building 22 houses WV State Tax Department. The building is four floors with a mezzanine and a full basement.

The project included the replacement of the existing roof, removal of a roof top chiller, installation of two new roof top units, installation of a dry cooler, replacement of all VAV's thru out the building, removal of all existing air handlers, installation of new ductwork from the roof top units down to each floor in an exterior enclosure, and new controls for all VAV's and roof top units. The CRAC units on the second floor which were changed over to operate with the roof mounted dry cooler since the chiller was removed.

The work was completed while the building was occupied. With a great deal of pre-planning and a team approach each bi-weekly job meeting included discussion of progress and any needed changes were made relating to the schedule and relocation of staff. The most important factor was to keep the Tax operations working and this was accomplished.

WASHINGTON STATE COMMUNITY COLLEGE

2018 ROOF REPLACEMENT

PROJECT SPECS:

PROJECT COST
$801,990.00

SQUARE FOOTAGE
24,570 SF

DESIGN COMPLETION
NOVEMBER 2018

CONSTRUCTION COMPLETION
APRIL 2019

SERVICES PROVIDED

ARCHITECTURE
ELECTRICAL
MECHANICAL
STRUCTURAL
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

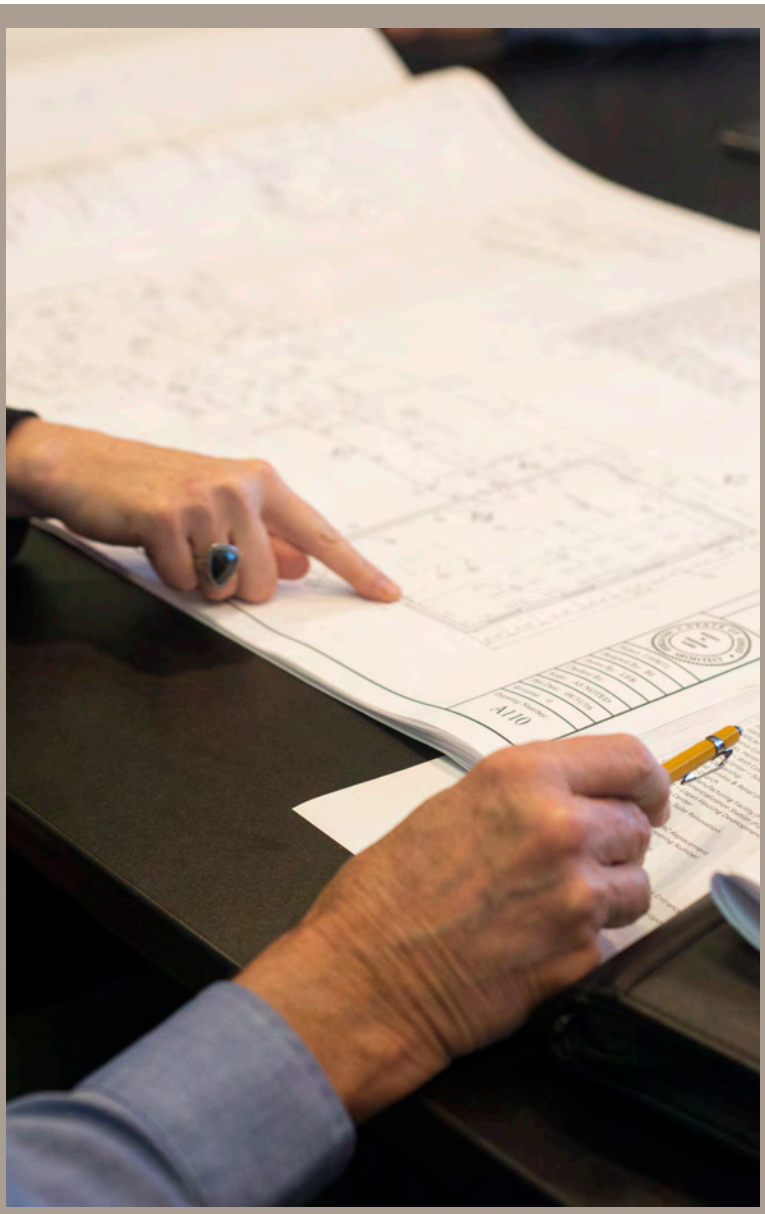
CLIENT CONTACT

JESS RAINES
VICE PRESIDENT FINANCE AND OPERATIONS
P) (740) 374-8716
E) JRAINES@WSCC.EDU

Washington State Community College engaged Pickering Associates to assist in replacing the existing roofing systems on the Arts & Science Building and the Library Building at their campus in Marietta, Ohio. Both roofs were deteriorating and in need of a new roof system. The scope of work for this project included design for the removal of the existing roof system, as well as all required components and details for the new roofing system. Structural design was limited to portions of the Arts & Science Building only, at or above the roof level (parapets) as required for roof replacement. The roof replacement for both buildings was designed with a 30-year, adhered EPDM roofing system with an R30 total insulation value to meet current building code.

Also included in the scope of work, was the replacement of an existing HVAC Roof-Top Unit on the Library building. The existing HVAC roof-top unit was replaced with a new unit of similar capacity and greater efficiency. A curb adapter and roof modifications were required and included in the project's scope of work for this area.

RESUMES



SPENCER KIMBLE, P.E.

DIRECTOR OF MUNICIPAL DESIGN
PRINCIPAL CIVIL ENGINEER
PROJECT MANAGER

BACKGROUND:

EDUCATION

MARSHALL UNIVERSITY
M.S. ENGINEERING MANAGEMENT

WEST VIRGINIA UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO

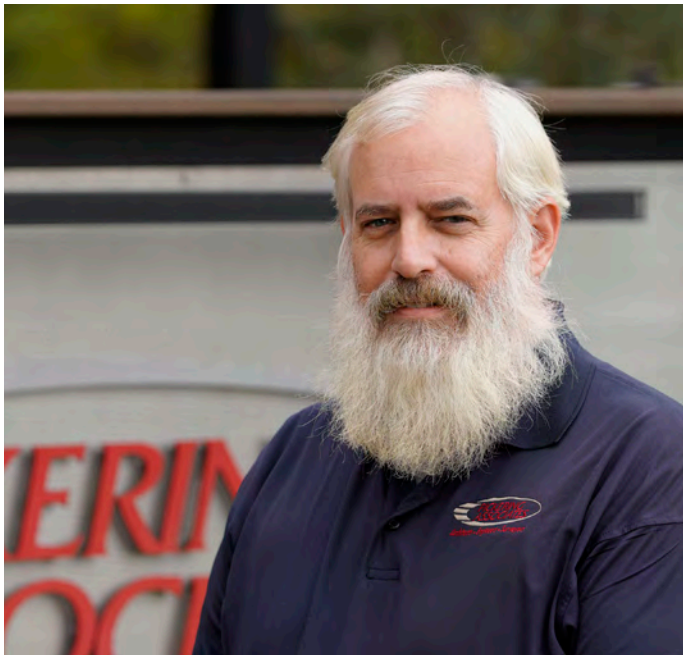
YEARS EXPERIENCE

18 YEARS

"A SHIP IN PORT IS SAFE, BUT THAT IS NOT WHAT SHIPS ARE FOR. SAIL OUT TO SEA AND DO NEW THINGS."

Rear Admiral Grace Hopper

- Civil Engineer for the Ritchie County Judicial Annex in Harrisville, West Virginia.
- Civil Engineer for Business Park Land Evaluation in Mineral Wells, West Virginia. for the Wood County Development Authority.
- Lead Civil Engineer for the design of $1.8M physical therapy administrative building on Parkersburg, West Virginia.
- Civil Engineer for the new Ritchie County Recycling Center.
- Civil Engineer for Phase 1 and 2 of the Larry Lang First Colony Development.
- Lead Civil Engineer for the design of two medical office buildings totaling approximately 30,000 SF near the traffic circle in Parkersburg, West Virginia.
- Lead Civil Engineer for construction of a new 4 story hotel in Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Tech Center New Parking Lot and Bus Drive Repair and Repaving, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Jefferson and Criss New Parking Lots, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Emerson Elementary Parking Lot, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools for Blennerhassett Addition, Parkersburg, West Virginia.
- Civil Engineer for Wood County Schools Edison Middle School Additions and Renovations, Parkersburg, West Virginia.
- Civil Engineer for new manufacturing building in Reno, Ohio.



SEAN G. SIMON, AIA, NCARB

DIRECTOR OF CONSTRUCTION ADMINISTRATION
SENIOR PROJECT ARCHITECT

BACKGROUND:

EDUCATION

CONSTRUCTION SPECIFICATIONS INSTITUTE
CONSTRUCTION DOCUMENT TECHNOLOGIST

UNIVERSITY OF TENNESSEE
PROFESSIONAL BACHELOR OF ARCHITECTURE

10 HOUR OSHA CERTIFICATION

LICENSES

PROFESSIONAL ARCHITECT
WEST VIRGINIA, OHIO

YEARS EXPERIENCE

33 YEARS

"QUALITY IS NOT AN ACT, IT IS A HABIT."

Aristotle

- Project Manager/Architect and Construction Administrator for Marshall University:
- Pritchard Hall Roof Replacement
- Joan C. Edwards Fine Arts Center Roof Replacement
- Project Architect for the following Roof Projects:
- Washington State Arts and Science Building
- Washington State Library Building
- McKinley Elementary School
- Lincoln Training Center
- Worthington Elementary School
- WV Public Broadcasting Building
- KCS - Alum Creek Elementary
- State of WV Governor's Mansion
- Construction Administrator and designer for over 1 Million square feet of roof replacements at various Wood County Schools in West Virginia.
- Project Architect and construction administrator for the following facility Roof Projects:
- Westbrook Health Services – Amity Building
- Greenmont Elementary School
- Edison Middle School
- Emerson Elementary School
- Fairplains Elementary School
- Hamilton Middle School
- Jefferson Elementary School
- Kanawha Elementary School
- Neale Elementary School
- Parkersburg High School
- Van Devender Middle School
- Vienna Elementary School
- Jefferson Administration Building
- Parkersburg South High School
- Edgelawn Physical Facilities
- 19th Street Transportation Garage
- Maplewood Facility

JOE TUCKER, P.E.

PRINCIPAL STRUCTURAL ENGINEER
CONSTRUCTION ADMINISTRATION

BACKGROUND:

EDUCATION
OHIO UNIVERSITY
B.S. CIVIL ENGINEERING

LICENSES
PROFESSIONAL ENGINEER
WEST VIRGINIA, OHIO

YEARS EXPERIENCE
45 YEARS

"OPPORTUNITY IS MISSED BY MOST PEOPLE BECAUSE IT IS DRESSED IN OVERALLS AND LOOKS LIKE WORK."

Thomas A. Edison

- Structural Engineer for Gorman Hall Renovations for University of Charleston in Charleston, West Virginia.
- Structural Engineer for the renovations of the Capitol Market in Charleston, West Virginia.
- Structural review for equipment replacements at Cabell Huntington Hospital in Huntington, West Virginia.
- Structural review of existing conditions for permit drawing to renovate shopping space for new tenant.
- Structural Engineer for elevator addition to the Arc of the Mid-Ohio Valley offices in Parkersburg, West Virginia.
- Structural Engineer for elevator addition to the Oil and Gas Museum in Parkersburg, West Virginia.
- Structural Engineer for water line upgrades to the Minnie Hamilton Health Services Grantsville Campus in Grantsville, West Virginia.
- Civil and Structural review of Construction Documents for the Mountaineer Food Bank Expansion in Gassaway, West Virginia.
- Structural assessment and review of college dormitory building to address slippage due to storm water in Parkersburg, West Virginia.
- Structural design and site development for Marietta College softball and soccer fields in Marietta, Ohio.
- Structural engineering designs for renovations to install an elevator in a private residence.
- Project Manager for new pedestrian bridge crossing Sandy Creek and connecting the City of Ravenswood, West Virginia to Ravenswood River Front Park.

JEFFREY HOSEK, P.E. LEED AP

ARCHITECTURAL AND ENGINEERING MANAGER
PRINCIPAL MECHANICAL ENGINEER
LEED PROJECT ENGINEER

BACKGROUND:

EDUCATION

UNIVERSITY OF AKRON
B.S. MECHANICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA., OHIO, KENTUCKY, PENNSYLVANIA, LOUISIANA, VIRGINIA, MINNESOTA

LEED AP (BD&C)

YEARS EXPERIENCE

26 YEARS

"SOMETIMES THE QUESTIONS ARE COMPLICATED AND THE ANSWERS ARE SIMPLE."

Dr. Seuss

- Mechanical Engineer for Marshall University Pritchard Hall and Joan C. Edwards Fine Arts Center Roof Replacement Project Huntington, West Virginia.
- LEED Commissioning Project Manager on a design/build project for Washington Electric Cooperative in Marietta, Ohio.
- LEED Commissioning Project Manager for Kent State University which included a complete renovation to the fine arts building.
- LEED Mechanical engineer for a new 500,000 square foot distribution center and administration building for Honda American Motors.
- LEED Project Manager for converting a downtown Columbus, Ohio fire station into a local family health center.
- Mechanical Engineer for a new FBI field office in Cleveland, Ohio.
- Mechanical engineer for a new two story annex to the Vienna Volunteer Fire Department in Vienna, West Virginia.
- Mechanical Engineer of record for the design of a new $25M high-rise dormitory at Glenville State College, in Glenville, West Virginia.
- Project Manager performing an intense study to assess redundant cooling to Ohio University's Computer Center in Athens, Ohio.
- Lead Mechanical Engineer for an area of the hospital to be leased by a Physical Therapy provider.
- Project Manager and Mechanical Engineer for a new medical office building for O'Bleness Hospital in Athens, Ohio.

MARK MOORE, P.E.

ELECTRICAL ENGINEER

BACKGROUND:

EDUCATION

WEST VIRGINIA UNIVERSITY INSTITUTE OF TECHNOLOGY
B.S. ELECTRICAL ENGINEERING

LICENSES

PROFESSIONAL ENGINEER
WEST VIRGINIA, MARYLAND

YEARS EXPERIENCE

18 YEARS

"SUCCESS IS NO ACCIDENT. IT IS HARD WORK, PERSEVERANCE, LEARNING, STUDYING, SACRIFICE AND MOST OF ALL, LOVE OF WHAT YOU ARE DOING OR LEARNING TO DO"

Pele

- Electrical Engineer for Marshall University Pritchard Hall and Joan C. Edwards Fine Arts Center Roof Replacement Project Huntington, West Virginia.
- Electrical Engineer for Randolph County Development Authority at Armstrong Manufacturing in Beverly, West Virginia.
- Electrical Engineer for a Commercialization Station for the City of Bluefield, West Virginia.
- Electrical Engineer for upgrades and installation of a new building complex that allows for Fermentation, Chiller Relocation in Maxwelton, West Virginia.
- Electrical Engineer for HVAC renovations for Cabell Huntington Hospital located in Huntington, West Virginia.
- Electrical Engineer for Ona Transmitting Station Electrical Study for WSAZ television station located in Charleston, West Virginia.
- Electrical Engineer for renovations made at the Memorial EP Lab Charleston Area Medical Center in Charleston, West Virginia.
- Electrical Engineer for renovations performed in the Wound Care Clinic at Cabell Huntington Hospital in conjunction with Ed Tucker Architects, in Huntington West Virginia.
- Electrical Engineer for phase 2 renovations for the new Music Therapy program facility at Marietta College in Marietta, Ohio.
- Prior to joining Pickering Associates was an Electrical Engineer for Boiler replacement and renovations project for the West Virginia Capital Complex.

REFERENCES

City of Parkersburg
Parkersburg, W.Va.

Tom Joyce, Mayor of Parkersburg
(P) 304.464.5282

State of WV General Services
Charleston, W.Va.

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Architecture & Engineering Manager
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Grae-Con Construction
Marietta, Ohio

Robert Gribben, Jr., President
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Randolph County Development Authority
Elkins, W.Va.

Robert L. Morris, Jr., Executive Director
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Mark Mondo- Building and Excavating, Inc.
City, Ohio

John H. Anderson, Project Manager, Business Development
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Larry Lang Excavating, Inc.
Beverly, Ohio

Larry Lang, President
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